

**HULMEVILLE BOROUGH COUNCIL**  
**Meeting Minutes**  
**September 11, 2017**

The regular monthly meeting of the Hulmeville Borough Council was held on the above date at the Borough Hall, 321 Main Street.

**Councilmember's Present**

Thomas Wheeler, President  
Debbie Mahon, Vice President  
Judy Coleman  
Dan Mandolesi.  
Mallory Menta  
Dale Walton Jr

**Staff in Attendance**

Solicitor Robert DeBias  
Authority Chair Jim Clark  
Secretary Dorothy Omietanski  
Treasurer Diane McKairnes  
Mayor Dave Harris  
Police Chief Bob Juno

**Councilmember's Absent:** Nick Lodise

**Staff Absent:** Water & Sewer Clerk Pat Slater, and Fire Marshal Bill Wheeler

**Guests in Attendance:** Ken Lynn, Mary Johnson, Ray Johnson, Timothy Wert Penndel Middletown Emergency Squad, Dennis Mitchell Penndel Middletown Emergency Squad, Michael Morrow, Joe Hahn, Trisha Boyle and Sheri Wheeler.

**Call to Order:** Mr. Wheeler called the meeting to order at 7:40 pm; all those present joined in the Pledge of Allegiance.

**Minutes:**

**Motion made by Mr. Walton seconded by Mr. Mandolesi to approve the minutes of August 7 and 15, 2017; Motion passed with all in favor 6-0-0.**

**Public Comment:**

- Hulmeville Soccer Club – Mary Johnson delivered the certificate of liability for the Hulmeville Soccer Club.
- 335 Main Street – Ms. Johnson wanted to update council on 335 Main Street. Since the last attended meeting Ms. Johnson spoke to the owner and explained the process of doing work on a home in the historic district. The owner is flipping the house, and was very agreeable to correcting the issue. He painted the down spout to match the house and showed Ms. Johnson the reason for its installation, which was for an air-conditioning unit that was installed into the wall. All but one member of the Historical Review Board was satisfied with his efforts to resolve the issue. Ms. Johnson just wanted to make sure council was also satisfied with the owner's efforts to resolve the issue.

- Hopewell Lane – Mr. Lynn came to the meeting to get an update on the water issues at Hopewell Lane. Ms. Mahon tried to get the property lines from Doylestown, however she could not. Ms. Mahon will use the drawings Mr. Mandolesi provided and move forward with scheduling a meeting. She will contact the owners of Hopewell Lane and Mr. Lynn can contact the owners at 1 Michelle Court regarding a meeting to discuss the matter. Ms. Mahon explained to Mr. Lynn that she will act as a mediator between parties. She would not at any point take sides on the issue. The issue is a civil matter between the property owners; however, she believes this can be resolved through open discussion.
- Property on Bellevue Ave – Mr. Hahn came to register a complain about the property on Bellevue Ave that is directly behind his property on Walnut St. Mr. Wheeler explained that citations have been issued, however the court returned them due to insufficient information. Chief Juno just received the notice from the judge, and will forward it to Debra Juno, the Zoning Officer, for follow up.
- 930 block of Bellevue Ave – Ms. Boyle came to voice her concern again regarding the twin homes on Bellevue Ave. It is very clear to the community that the owner of the properties is running a boarding house, which is in violation of our ordinances. It is also well known that there have been many drug overdoses, and a few deaths due to drug use on the properties. She knows two people who have seen ads for rooms for rent. Council is aware of the issues and has been working towards a rental inspection to address the concerns. Chief Juno suggested the borough take a zero tolerance stand in the community. It would be work and an adjustment for residents, but if you make it difficult to get away with anything some groups of people may be encouraged to move elsewhere. The fire and emergency personnel are called to the properties regularly. If they notice while there that there is a life safety issue they could contact the zoning officer, fire marshal or police to come address the concern. The only issue is when the emergency personnel call the contact, the contact would need to respond immediately to the call and arrive before the emergency personnel could leave. Ms. Johnson asked if you could use the EMS call records as proof of a boarding house, since they would have record of numerous calls to the same location with different names calling. Mr. Mandolesi will gather his information on the rental inspection ordinance so that council can discuss and proceed with passing an ordinance. In the meantime, council requested that Mr. DeBias draft a letter to the owner letting them know that they are in violation of zoning ordinance by running a boarding house, and that they need to stop immediately or will be prosecuted.
- Johnson Hall – Mr. Wheeler announced that the sheriff sale for Johnson Hall has been rescheduled for 11/9/17.
- Penndel Middletown Emergency Squad – Penndel Middletown Emergency Squad is requesting Hulmeville sponsor them for an RDA grant request of \$189,211.00, which would allow them to purchase a 2018 Ford E-450 Horton 533 ambulance. They would be replacing their 2009 vehicle which has 90,000 miles. They are the last volunteer station in Bucks County and it is getting very hard for them to make ends meet. They do not have the time for fund raising. The station typically handles 13 calls a day plus they have mandatory training to complete.

**Motion made by Mr. Walton seconded by Mr. Mandolesi authorized for Penndel Middletown Emergency Squad as a sub grantee of Hulmeville Borough to submit an RDA Grant request in the amount of \$189,211.00 for the purchase of a new vehicle; Motion passed with all in favor 6-0-0.**

**Police Report:**

- Mayor Harris read the report for the month of August 2017: 15 Incidents, 26 Traffic, 1 Parking, 0 Accidents, 3 Assists, 1 Summary, 1 Criminal, 15 District Court, 3 County Court, 1 EMS, for total hours worked: 218, Total Salary \$4,902.50.
- Peace March – Langhorne Peace Center is having a peace walk on Trenton Rd in front of Herbert Hoover on Wednesday at 7:00 pm.
- Speed Tracking – Chief Juno acquired a device to track the speed of cars along Main Street. He set the recorder at 227 Main Street and let it record 24 hours a day for one full week. He recorded 211 cars exceeding the speed limit and only 3 cars were going over 35 mph. The highest speeds were recorded between 7-8 at night.

**Water and Sewer:**

- Properties with Liens on Bellevue Ave. – Mr. Clark received a Water Service Termination Agreement from BCWSA. The agreement would allow BCWSA to shut off water to customers who are not paying their sewer bill. Mr. Clark said it was a standard agreement except for section 7. Section 7 states that if Hulmeville requests water to be shut off then Hulmeville would be responsible to pay BCWSA the water cost for that property until the water is turned back on. Mr. Clark is not comfortable with that section and would need to have further discussion with BCWSA regarding exactly what that means. Mr. DeBias will contact BCWSA and ask that the section be removed.

**Motion made by Mr. Walton seconded by Ms. Mahon to direct the solicitor to see if he can work out a deal with BCWSA regarding section 7 of the Water Service Termination Agreement; Motion passed with all in favor 6-0-0.**

- Act 537 Plan –

**Motion made by Ms. Mahon seconded by Mr. Mandolesi to sign a resolution to adopt the Act 537 Plan; Motion passed with all in favor 6-0-0.**

- Water & Sewer Authority Budget – Mr. Clark distributed to council the Water & Sewer Authority proposed budget for 2018. The budget does have a \$50,000 increase.

**Motion made by Ms. Mahon seconded by Mr. Mandolesi to approve the Water and Sewer Budget for 2018; Motion passed with all in favor 6-0-0.**

- Bills – Mr. Clark wanted to bring to council's attention that there is a bill he is submitting for \$470 made payable to BCWSA. Waste Management damaged a fire hydrant on 8/21/17. BCWSA made the repairs; the water authority will pay BCWSA for the work and collect the cost of the work from Waste Management.
- Storm Drain at End of Lincoln – Ms. Coleman wanted to bring to Mr. Clark's attention that the storm drain at the end of Lincoln is completely clogged. Mr. Wheeler informed Ms. Coleman that the storm drain leads nowhere as verified by the engineers in the past.

**Borough Property:**

- Boiler Inspection – Mr. Mandolesi is having the boiler inspected sometime next week. The inspection should take place every year, however the inspector never called to make an appointment so the last inspection that was done was four years ago.
- PECO – Mr. Mandolesi met with the PECO representative Ted Duran. Mr. Duran informed Mr. Mandolesi that PECO has a bigger budget for tree trimming this year. Mr. Mandolesi inquired about a telephone pole on Beaver in need of replacement. Mr. Duran said he would look into it.
- Eagle Scout Project – Mr. Mandolesi informed council that an eagle scout has agreed to clean up Hulmeville Borough playground as his Eagle scout project. Ms. Coleman informed Mr. Mandolesi that if they are replacing the chips it should be done with playground grade chips, not what is currently being used.

**Zoning:**

- Ms. Juno had numerous emails regarding permits for accessory structure and home business occupation at 107 Green Street, and address request on issued citations with Judge Baronski.

**Fire Marshal:** no report

**MS4:**

- Ms. Mahon is finalizing the Fall 2017 Newsletter to be mailed out the first week of October. Ms. Mahon thanked Ms. Menta and Mr. Wheeler for their submissions.
- NPDES Storm Water Permit number PAG 130168 for 2018 - 2022

**Motion made by Ms. Mahon seconded by Mr. Walton to ratify the authority for the president to sign the MS4 application; Motion passed with all in favor 6-0-0.**

**TMDL / BMP's:** We are in the new permit year. The following are the new TMDL items that we will need to accomplish over the next 5 years

- TMDL No1: encouraged riparian forest buffers for all residents along the creek
- TMDL No 2: conduct site inspections to encourage storm water control measures
- TMDL No 3: installation of 2 deciduous trees in open space or within the borough proper
- TMDL No 4: reduce infiltration
- TMDL No 5: modify basins for increased infiltration reduction
- TMDL No 7: encouraged home owners to install rain barrels
- TMDL No 8: additional provisions:
  - Continued with the 4 leaf pick-ups through the fall/winter season
  - Sump Pump inspection enforcement

**Floodplain:**

For all residents in and out of floodplain contact information is being added to the newsletter to assist residents and business owners on practices during weather events.

**Storm water:**

Ms. Mahon is requesting updates for any new residents that have moved into our town as storm water affects us all and not just those that live in floodplain.

**Trash:**

- Ms. Omietanski forwarded a message to Mr. Lodise regarding an issue with a sofa pick up on Main Street.
- Mercy reported that a trash truck hit her wall. She took pictures and has Mr. Lodise working on coordinating its repair.
- Leaf Pick Up Dates: 10/25, 11/8, 11/22 and 12/6. Ms. Omietanski will email Mr. Lodise the dates so that he can contact Republic regarding the dates.

**Streets:**

- Cross Walks – Ms. Mahon asked if there has been any consideration to adding a cross walk at Main and Trenton. She is having issues with cars driving through the bus stop there. She asked if a police officer could be assigned to watch the bus stop from 6:30-7:30 am.

**Lights:** no report

**Personnel:** no report

### **Finance:**

- Budget – Ms. Coleman distributed a profit loss statement from 2015-present. For the current year's budget, she has a column showing percentage of over or under budget for the borough to date. Studying this year's budget, Ms. Coleman's biggest concern is Neshaminy Shore Club amusement tax payments. The amusement tax payment is much lower this year.
- Budget Meetings – Ms. Coleman would like to meet with Ms. Mahon, Mr. Wheeler, Mayor Harris, Ms. McKairnes and Ms. Omietanski. She would like to schedule two meetings, one for 9/20 and the other for 9/27 both at 7 pm.

### **Solicitor Report:**

- TAG – TAG is asking Hulmeville Borough along with Bensalem, Bristol, Lower Southampton and Middletown to support its request for a \$200,000 Municipal Grant from the RDA.

**Motion made by Mr. Mandolesi seconded by Mr. Walton to support an intergovernmental agreement to participate in a grant application for TAG; Motion passed with all in favor 6-0-0.**

- RDA Grants – Mr. DeBias confirmed with council that it would be signing 2 resolutions for RDA grants for the Borough of Hulmeville: one for LED street lights and the other for William Penn Fire Co for replacement of self-contained breathing apparatus. The borough will also sign 3 resolutions authorizing Langhorne Manor, Penndel Fire Co and Penndel Middletown Emergency Squad to request Municipal Grants as a sub-grantees of Hulmeville.

**Motion made by Mr. Mandolesi seconded by Ms. Mahon to sign five resolutions for RDA grants (Hulmeville Borough, William Penn Fire Co, Langhorne Manor, Penndel Fire Co and Penndel Middletown Emergency Squad); Motion passed with all in favor 6-0-0.**

- Census – They are asking that a Census representative be assigned for Hulmeville Borough. The representative would be responsible to check the names and addresses on a list to confirm that the list is accurate and complete. Mr. Wheeler will ask Nancy Wheeler if she would be willing to do this for the borough since she has the most up to date list of residents.
- Courier Article – Mr. DeBias distributed a copy of an article published in the Courier Times regarding ordinances being passed in townships prohibiting cable companies from selling personal information of their customers.

**Mayor:**

- Paving Trenton Rd – PENDOT is having a meeting on 9/18/17 to discuss the upcoming project to repave Trenton Rd.

**Treasurer's Report:** Treasurer's Report of September 11, 2017 was made available for inspection: —

- **General Fund Checking** Balance as of August 1, 2017: \$ 157,529.99  
Expenses Totaled: \$ -26,346.58  
Income Totaled: \$ 13,805.03  
General Fund Checking Balance as of August 31, 2017: **\$ 144,988.44**
- **Sewer Fund Checking** Balance as of August 1, 2017: \$ 74,535.80  
Expenses Totaled: \$ -55,373.37  
Income Totaled: \$ 16,951.91  
Sewer Fund Checking Balance as of August 31, 2017: **\$ 36,114.34**
- **Sewer Fund PLGIT** Balance as of August 1, 2017: \$ 413,179.80  
Interest \$ 269.80  
Deposit \$ 0  
Expense \$ - 0  
Sewer Fund PLGIT Balance as of August 31, 2017: **\$ 413,449.60**
- **Highway Aid PLGIT** Balance as of August 1, 2017: \$ 46,307.79  
Interest \$ 30.23  
Deposit \$ 0  
Expenses \$ 14.88  
Highway Aid PLGIT Balance as of August 31, 2017: **\$ 46,323.14**
- **General Fund PLGIT** Balance as of June 1, 2017: **\$ 55,353.32**  
Interest \$ 36.14  
Deposits \$ 0  
Expenses Total: \$ 0  
General Fund PLGIT Balance as of August 31, 2017: **\$ 55,389.46**

**Bills:** A copy of the bill list dated September 11, 2017 was provided to Council, and offered for review by the public. Ms. McKairnes added four bills: Carroll Engineering for \$1,132.75, \$847.25 and \$2,603.00 and BCWSA for \$470.00.

- **General Fund** beginning balance as of August 31, 2017: \$ 154,545.08  
ending balance as of September 13, 2017: \$ 132,347.87

- **Sewer & Water** beginning balance as of September 1, 2017: \$ 35,517.98  
ending balance as of September 15, 2017: \$ 11,350.36
- **Highway Aid** beginning balance as of September 1, 2017: \$ 46,183.06  
ending balance as of September 8, 2017: \$ 46,168.55

**A motion made by Mr. Mandolesi seconded by Ms. Menta, and carried unanimously to approve the bill list dated September 11, 2017; motion carries 6-0-0.**

**Correspondence:**

- Ms. Omietanski received the estimated liquid fuels amount of \$26,091.66 for 2018.
- Ms. Omietanski received a payment of \$ 2,940.00 from Neshaminy Shore Club.

**Old Business:**

- **Earned Income Tax** – Mr. Wheeler distributed a three-page document reviewing the need for council to consider adopting an Earned Income Tax for the borough. The first page starts with the current budget and projects over the next 10 years what the increase would be if we continue on the same path of spending. With the current rate of increase forward the borough would go from 14.5 mills in 2017 to 25.2 mills by 2027 to be able to balance the budget. The second page outlines additional services not currently included in the budget but moving forward should be included. These items include cost for police, maintenance on Borough Hall and MS4. The total cost for these additional items comes to an estimated \$153,420 per year. The third page outlines Hulmeville's projected EIT income. Out of 550 residents 259 residents currently do not pay the tax. If Hulmeville collects 1% it would collect an estimated revenue of \$143,790.65. Mr. Wheeler would like everyone to review the information and at the next meeting he will present a slide show regarding the EIT and then open it up for discussion. After the next meeting he would then like to proceed with presenting the slides to the public in an upcoming meeting.

**The meeting was adjourned at 10:47 pm; motion made by Ms. Mahon seconded by Mr. Mandolesi.**

Respectfully Submitted

Dorothy Omietanski,  
Hulmeville Borough Secretary